

MINUTES

Franklin Township Planning Commission

February 21, 2018

In attendance:

Dennis Robinson, Pat Schindel, Gary Deardorff, Bic Redman & Mary Lower

Also present: Dominic Picarelli from KPI Technology Inc.

The meeting was called to order by Dennis Robinson at 7 pm.

Approval of January 2018 Planning Commission Minutes

MOTION by Redman, seconded by Deardorff to approve the January minutes. Motion carried.

Guests & Old Business:

Maria Stouden – sketch plan – 115 Schoolhouse Hill Rd./6282 Chambersburg Road – Commercial Zone
Considering purchasing a property of approximately 22.5 acres. Would like to subdivide off two half acre lots for her sons. In addition to the two half acre lots there would be a 15.5 +/- acre lot and two 3 +/- acre lots. Would probably need a 50' driveway to have access to the three lots. There is a concern over the slopes with the perc testing but suggested she get a civil engineer and proceed.

Proscapes/Larry Zimmerman – Final - 3645 Chambersburg Road – Commercial Zone
Proposal is to construct a 4,680 square foot commercial building (including parking, storm water management facilities, etc.) for Warehouse Heavy Storage & Accessory Office.

Robinson read KPI Technology's comments dated 2/14/2018.

Remaining issues to be addressed are the following:

- An owner's acknowledgement needs to be executed.
- An As-Built plan is required.
- Bonding of site improvements is required.
- It should be discussed if a topsoil stockpile and grading in the township road right-of-way will be permitted.
- It should be shown that the spillway can safely handle the 10-year flow neglecting any infiltration capacity.
- The holding tank overflow of 718.25 in the report does not correspond to the detail on sheet SWM2. The orifice sizes differ as well. Please review differing elevations between the tank summary in the report and the tank in plan view.
- Additional proposed contour elevation labels should be included for plan clarity.
- A Stormwater Management Operations and Maintenance Agreement will need to be executed and recorded with the plan.

MOTION by Deardorff, seconded by Schindel to recommend conditional approval of the plan pending the above issues are resolved and recommend the Supervisors take note of the row of trees planted along US Rt. 30. Motion carried.

Draft Parks and Recreation Plan – Robinson read Adams County's comments dated 2/16/2018. The county planning office recommends seeing the population projected to the year 2030 and would like us to gather more land. They use a different calculation for funds but didn't provide it to us due to the complexity of the calculation. We should also remove the *3 year period for a refund of unused funds section* since that has been removed from the PA Municipalities Planning Code.

SALDO change –

MOTION by Redman, seconded by Deardorff to recommend approval of the changes with the removal of the *3 year period for a refund of unused funds section*. Motion carried.

Parks and Recreation Plan –

MOTION by Deardorff, seconded by Redman to recommend approval of the changes with the removal of the *3 year period for a refund of unused funds* section. Motion carried.

Franklin Twp. Zoning Ordinance Amendment – Section 175-21-B – *Number of Driveways*

Read Adams County's comments dated 2/16/18. They do not support the change.

MOTION by Deardorff, seconded by Redman to recommend the Supervisors decide what they want to do with the amendment changes.

Kalathas – Mini Storage Units and Zoning Hearing Request

KPI Technology has not received an updated plan.

MOTION by Deardorff, seconded by Redman to have Dominic contact Russell Ryan, NPDES for official review of the plan.

Kalathas - Zoning Heard Board Application #ZHB18-01 – Parcel 12A09-0039-000 Commercial Zone
Special exception to construct storage buildings.

MOTION by Redman seconded by Deardorff to recommend the Zoning Hearing Board grant the special exception as long as they meet the zoning requirements and stress the importance of keeping the site as attractive as possible considering it is the gateway to Michaux State Forest.

Letter from Land & Sea Services – Robinson read their letter dated 2/14/18 regarding Twin Springs (3950 Chambersburg Rd.) wanting to provide housing for their agricultural workers in the commercial zone. We agree with Land & Sea Services that they should apply for a special exception from the Zoning Hearing Board.

Meeting adjourned at 8:20 pm.

Respectfully submitted,
Mary Lower
Planning Commission Secretary